

The Banta Davis Task Force
Minutes
Meeting of March 22, 2012

Present: John D. Williams, Board of Selectmen (BOS); Richard Amodei, Recreation Commission; Chair; W. Randall Brown, Carlisle Housing Authority; Grant Challenger, Vice-Chair, Community Representative; Greg D. Peterson, Chair and Trustee, Affordable Housing Trust; Jonathan Stevens, Planning Board; Mary Storrs, Carlisle Public Schools.

Guests: Alan Carpenito; Toby Kramer, NOAH; Phyllis and Miles Goff; Kent Gonzalez; Joseph March, P.E., Stamski and McNary, Inc.; Mary Zoll; Priscilla Stevens, Carlisle Mosquito; Elizabeth D. Barnett, Housing Coordinator.

1. **Meeting Called to Order** at 7:30 pm.
2. Approval of Minutes. Grant Challenger made a motion to approve as amended and W. Randall Brown seconded the motion. All in favor, Richard Amodei abstained.
3. **Old Business**

Banta-Davis Site Evaluation – Engineering Consulting Services. Joseph March, of Stamski and McNary, Inc., began with a progress meeting report on the work the firm has accomplished to date. His report focused two of the key programmatic elements to be included in the Banta Davis conceptual site plan: the proposed location for up to 60 units of affordable housing and the determination of the feasibility of connecting the proposed housing to the Carlisle Public Schools wastewater treatment facility, and capacity of the wastewater treatment facility to serve the proposed development.

As part of his preparation in determining wastewater treatment plant use feasibility and capacity, Mr. March reported that he had reviewed the Carlisle Public Schools wastewater-treatment facility design plans and ongoing Department of Environmental Protection (DEP) reports. His estimate was that the current average daily flow, which took into account rare, random single-day spikes of 5,000 gallons per day, was in the neighborhood of 3,950 gallons per day doubled for design purposes. The current flow left an estimated wastewater treatment capacity of 9,950 gallons per day.

Greg Peterson asked if there was information on the 5,000 gallons per-day-spike days? Mr. Peterson also asked would an equalization tank raise the facility's daily capacity? Mr. March responded that the wastewater treatment facility already had an equalization tank, and that an affordable housing development might require a larger tank.

Mr. March went on to say that the proposed Zone One wellhead protection area for a well which draws 9,950 gallons a day, would require an estimated radius of 247 feet. He noted that DEP requirements would not allow playing fields, parking areas, agricultural uses, to be located in the protected area.

Mr. Brown asked if the estimate of treatment plant capacity estimate would allow a future tie-in of the Gleason Public Library. Mr. Peterson responded yes, that 9,300 gallons per day for the affordable housing would be left, assuming that the library required 250 gallons per day for infiltration and 400 gallons per day for usage.

Mr. March proceeded to review the two preliminary options which had been developed for the location of the affordable housing development on the Banta Davis site. The first option would be located behind the front ball field and would not disturb any playing fields. It included two buildings with 57 units of multi-family housing, totaling 86 bedrooms, with 32 parking spaces underneath. Mr. Peterson estimated that this plan would use approximately 3 acres for development. The proposed buildings would be four stories (including the underneath parking) and approximately 40 feet high. Richard Amodei asked whether the road widening required would impact the ball field? Mr. March answered that his estimate was that the road widening required for the proposed development would be approximately 4 feet.

The second preliminary option was to site the housing behind the wastewater treatment plant. This option would have the same number of units, bedrooms and parking spaces. Housing sited in this location would not be visible from the Bedford Road.

Mr. Peterson asked assuming that you did not plan for irrigated landscaping (after establishing it) what impact would a well for a development of this size, drawing 4,700 to 5,000 gallons per day have on neighbor's wells? Mr. March replied there are no wells, other than the Recreation Commission irrigation pond near the proposed development and that was 350 feet away. He also noted that the new development will require a fire cistern.

John Williams proposed why not have both options one and two? Mr. March explained that this might be possible as the "good soils" (for an expanded leachate field) are in the middle of the Little League field. Expanding the wastewater treatment plant would not impact this field. Mr. March concluded his presentation by requesting the Task Force select one of the preliminary options, in order that he might set up a meeting with the Department of Environmental Protection.

Grant Challenger asked where does 57 units stand up as far as meeting Chapter 40B requirements? Mr. Peterson answered it would meet two years. He went on to say that the buildings also might be done in phases, one at a time and that option might bring the Town 4 years of housing certification. Mr. Peterson asked Mr. March if he would explore a combination of the two options with smaller buildings. Elizabeth Barnett proposed that the underneath parking be kept in the proposal if at all possible, as covered parking areas, although not funded for affordable senior housing; had been something residents had proposed to be included in the Benfield Farm's design.

4. New Business

Banta-Davis Financial Proformas. In response to prior questions about affordable housing and economic feasibility, Toby Kramer, Director of Real Estate, NOAH and Kent Gonzalez, Carlisle resident and real estate developer, were invited to discuss multiple financial pro-forma scenarios for possible Banta-Davis affordable rental family housing. Mrs. Kramer began her presentation by using the "Concord Mews" development as an example of the amenities and scale for typical Chapter 40B rental housing. She noted that this development, like most others has over 100 units, which range in size from 1300 to 2000 square feet, a fitness center, pool and are close to transportation, etc. She then proceeded to walk through six hypothetical Banta Davis financial funding scenarios, which ranged from having the development be all market-rate units, to a mix of affordable and market-rate units and a Low-Income Housing Tax Credit (LIHTC) option. These six scenarios also included different (or zero) levels of Community Preservation Act subsidies and different numbers of unit sizes. Four of the scenarios had 60 units and two scenarios had 30 units. Mrs. Kramer gave a brief introduction to the LIHTC program and its financing mechanism for funding affordable housing. She offered that 60 units was the maximum size for a deeply-subsidized project, i.e., all affordable units.

Mr. Peterson asked that, if Avalon at Bedford has 139 units, what is the financial break-even point for affordable rental housing? Mr. Gonzalez responded that the Bedford development was a small development for Avalon, but in that instance, the developer had some economies of scale, by being able to use architectural and engineering plans which had been developed for other Avalon projects. Mr. Williams asked what is the break-even point with 75% market rate and 25% affordable? Mr. Gonzalez responded that the tie into the wastewater treatment facility would reduce costs. He also said other factors influencing financial feasibility included: the value of the land and the Town's support for the project. Mrs. Kramer added that, unlike rental projects, condominiums pay for themselves -- the developer is in and then they are out. She also noted that the state has a preference for financing family housing.

Discussion continued on Banta-Davis affordable housing development strategies which would allow for Carlisle's continued certification of municipal compliance or a Chapter 40B "safe harbor." Mr. Peterson asked what if Chapter 40B doesn't go away in our lifetime? He went on to note that if the Town went with smaller size developments, it would need to build 4 or 5 pods of 30 units, to meet its Housing Production Plan goals. Assuming a 30-unit development on Banta Davis, the Town also would need to purchase the land and provide something in the range of \$1 million in subsidies for three additional projects. This development scenario would translate into three more projects at \$3 million dollars each, totaling \$9 million dollars, in addition to water costs. Mr. Gonzalez responded that this scenario might cost more.

Mr. Peterson concluded by inviting the Task Force to an Affordable Housing Trust sponsored Affordable Housing Planning Session to be held on Saturday, June 2nd, as an opportunity to further discuss the Town's long-term affordable-housing strategy.

5. **Banta-Davis Legal Opinion.**

John Williams reported that the Banta-Davis Legal Opinion had been distributed to the Task Force and then asked if the Task Force wanted to make it public? W. Randall Brown made a motion to make the legal opinion public. Richard Amodei seconded the motion. All in favor. Mary Storrs absent.

6. Next meeting: Thursday, April 12 at 7:30 am.

Meeting adjourned: 9:40 pm.

Documents discussed at this meeting:

Toby Kramer, NOAH:

"Comparable Market Rentals Near Carlisle"

"Banta Davis Summary"

Louis M. Ross, Deutsch Williams *"Banta-Davis Legal Opinion"* dated March 8, 2012

Respectfully submitted,

Elizabeth D. Barnett, Housing Coordinator